

**PETITION FOR EXCLUSION OF PROPERTY  
CREEKWALK MARKETPLACE BUSINESS IMPROVEMENT DISTRICT**

TO: City Council, City of Colorado Springs, Colorado.

The undersigned, Creekwalk North LLC, a Colorado limited liability company, hereby respectfully petitions the City Council of the City of Colorado Springs in accordance with the provisions of Sections 31-25-1208 and 1220, C.R.S., for the exclusion of the hereinafter described property from the Creekwalk Marketplace Business Improvement District (the "District").

The undersigned hereby requests that the property described in **Exhibit A**, attached hereto and incorporated herein (the "Property"), be excluded from said District and that an Ordinance be adopted by the City Council excluding the Property from said District, and that from and after the entry of such Ordinance, the Property shall be free and clear of any contract, obligation, lien, or charge to which it may be liable as a part of the District. Notwithstanding the foregoing, the Property shall remain subject to the levy of taxes for the payment of its proportionate share of the District's current outstanding indebtedness.

The undersigned represents to the City Council that it is the owner of the property. The undersigned represents that no other persons, entity or entities own an interest in the Property.

Acceptance of the Petition shall be deemed to have occurred at that time when the City Council sets the date for the public hearing for the consideration of the Petition.

The undersigned agrees that it shall pay in full the fees and costs incurred by the City and the District for the publication of the notice of the hearing on exclusion, publication of the ordinance approving the exclusion (if any), filing and recording fees, and all other costs of exclusion of the property from said District, whether or not such exclusion is approved.

The legal description of said property situated in the City of Colorado Springs, County of El Paso, State of Colorado, is attached hereto as **Exhibit A**.

This is a verified petition.

*[Signature page to follow]*

**PETITIONER:  
CREEKWALK NORTH LLC**

By: \_\_\_\_\_

Name: Danny Mientka

Title: Manager

Petitioner's Street Address: 90 S. Cascade Avenue, Suite 1500  
Colorado Springs, CO 80903

STATE OF COLORADO )  
 ) ss.  
COUNTY OF El Paso )

The foregoing instrument was acknowledged before me this 11 day of July, 2024, by Danny Mientka as manager of Creekwalk North LLC, a Colorado limited liability company, Petitioner.

Witness my hand and official seal.

SVENJA OLLAND-GRISWOLD  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20184025608  
MY COMMISSION EXPIRES JUNE 20, 2026

S-C  
Notary Public

**EXHIBIT A**

**Creekwalk Marketplace Business Improvement District  
Petition for Exclusion**

**LEGAL DESCRIPTION**

**CREEKWALK MARKETPLACE BID  
2024 EXCLUSIONS – LEGAL DESCRIPTIONS**

**PARCEL A:**

LOT 1, THE ARTS IN IVYWILD SUBDIVISION, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, TOGETHER WITH THAT PORTION OF MOUNT WASHINGTON AVENUE VACATED BY ORDINANCE NO. 18-130 RECORDED JUNE 10, 2019 UNDER

RECEPTION NO. 219063072. EXCEPTING THEREFROM THAT PORTION AS PLATTED TO CREEKWALK FILING 1 RECORDED MARCH 22, 2022 UNDER RECEPTION NO. 222714933.

(FOR INFORMATIONAL PURPOSES ONLY: COMMONLY KNOWN AS 1731 CREEKWALK COURT - ASSESSOR'S SCHEDULE NO. 6430209080)

**PARCEL B:**

LOTS 1, 2 AND 3 IN BLOCK "A" IN METZLER'S SUBDIVISION, EXCEPT THAT PORTION OF LOT 3 DESCRIBED AS FOLLOWS: STARTING AT A POINT ON THE NORTHEAST CORNER OF SAID LOT 3, THENCE RUN WEST 26.33 FEET TO A POINT OF BEGINNING OF THE PORTION OF SAID LOT 3 TO BE DESCRIBED HEREIN, THENCE RUN WEST A DISTANCE OF 20 FEET TO A POINT, THENCE ANGLE LEFT 90°00' AND RUN A DISTANCE OF 24.75 FEET TO A POINT, THENCE ANGLE LEFT 45°50' AND RUN A DISTANCE OF 27.88 FEET TO A POINT, THENCE ANGLE LEFT 134°10' AND RUN A DISTANCE OF 44.29 FEET TO THE PLACE OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO. TOGETHER WITH THAT PORTION OF VACATED MT WASHINGTON AVENUE AS EVIDENCED IN INSTRUMENTS RECORDED JUNE 10, 2019 UNDER RECEPTION NO. 219063072 AND JUNE 10, 2019 UNDER RECEPTION NO. 219714354. EXCEPTING THEREFROM THAT PORTION AS PLATTED TO CREEKWALK FILING 1 RECORDED MARCH 22, 2022 UNDER RECEPTION NO. 222714933.

(FOR INFORMATIONAL PURPOSES ONLY: COMMONLY KNOWN AS 1716 CREEKWALK COURT - ASSESSOR PARCEL NO. 64302-09-078)

**PARCEL C:**

PART OF LOTS 1 AND 2, BLOCK 2 IN THE ORIGINAL ADDITION TO IVYWILD, AS FOLLOWS: FROM THE NORTHEAST CORNER OF LOT 1, RUN WEST ON THE NORTHERLY LINE OF SAID LOT 233.9 FEET TO THE POINT OF BEGINNING, THENCE WESTERLY ON THE NORTH LINE 54 FEET, ANGLE LEFT 90° SOUTH 122.6 FEET MORE OR LESS TO THE SOUTHERLY LINE OF THE NORTH HALF OF LOT 2, ANGLE LEFT 91°23' EASTERLY ON SAID LINE 54 FEET, THENCE ANGLE LEFT 88°37' NORTH 121.4 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO. EXCEPTING THEREFROM THAT PORTION AS PLATTED TO CREEKWALK FILING 1 RECORDED MARCH 22, 2022 UNDER RECEPTION NO. 222714933.

(FOR INFORMATIONAL PURPOSES ONLY: COMMONLY KNOWN AS 109 E RAMONA AVENUE - ASSESSOR PARCEL NO. 64302-09-077)

**PARCEL D:**

THAT PART OF LOT 1 AND OF THE NORTH HALF OF LOT 2 IN BLOCK 2 IN THE TOWN OF IVYWILD LYING WESTERLY OF A LINE DRAWN AT RIGHT ANGLES TO THE NORTH LINE OF LOT 1 AT A POINT THAT IS 287.9 FEET WEST OF THE NORTHEAST CORNER OF LOT 1 TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF LOT 2 A DISTANCE OF 178.45 FEET WEST OF THE EASTERLY LINE OF SAID LOT 2, IVYWILD, COUNTY OF EL PASO, STATE OF COLORADO

(FOR INFORMATIONAL PURPOSES ONLY: COMMONLY KNOWN AS 105 E RAMONA AVENUE - ASSESSOR PARCEL NO. 64302-09-003)